



August 13, 2014

Item No. 5

AUTHORIZATION TO APPROVE AMENDMENTS TO THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN, THE PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP), AND PUBLIC HOUSING LEASE

To the Honorable Board of Commissioners:

RECOMMENDATION

It is recommended that the Board of Commissioners authorizes the Chief Executive Officer, or his designee, to approve amendments to the Housing Choice Voucher (HCV) Administrative Plan, the Public Housing (PH) Admissions and Continued Occupancy Policy (ACOP), and the PH Lease to incorporate Uniform Housing Policy Phase I, which includes:

1. Expanding biennial recertification for all households and establishing triennial recertifications for 100% senior/disabled households with fixed income
2. Simplifying income and asset verifications
3. Requiring HCV owners/managers to attend annual unit inspection
4. Clarifying definitions of absent participants, guests & unauthorized occupants
5. Modifying "Choose to Own" Homeownership Program requirements
6. Modifying Family Self Sufficiency Program Requirements
7. Establishing smoke-free housing policies in all new public housing properties
8. Updating policies to reflect recent legislative changes (Violence Against Women Act (VAWA) policy, Medical marijuana policy, Weapons-free policy)
9. Establishing consistent language to permit future demonstration/pilot programs, with each demonstration/pilot program subject to CHA Board Approval
10. Improving consistency of wait list policies.

It is also recommended that the Board of Commissioners approves amendments to the ACOP and PH Lease to establish flat rent levels at no less than 80% of the HUD Fair Market Rent (FMR), in accordance with a new HUD requirement as well as to combine Part 1 and Part 2 of the current lease as well as elements of the lease rider into one lease document.

It is also recommended that the Board of Commissioners approves amendments to the HCV Administrative Plan. These amendments do the following: correct the poverty threshold for census tracts eligible for a property tax abatement incentive; allow CHA to use electronic notifications as acceptable form of communication; remove the requirement to run credit checks on owners prior to HAP contract approval; and remove redundant and procedural language.

CORPORATE GOALS

These amendments meet Plan Forward's goal to provide consistency between the HCV Administrative Plan and ACOP. The amendments also clarify policies in both programs and increase administrative efficiency in both programs.

FUNDING

Not applicable.

GENERAL BACKGROUND

A 31-day public comment period was conducted from June 27 through July 28, 2014. Announcements for the public comment process appeared on CHA's website and in the Chicago Defender (June 25 and July 2) and Chicago Sun-Times and Hoy newspapers (June 27-July 3, weekdays only).

During the public comment period, both residents and the public alike were able to submit comments orally and in writing, regarding the amendments to the HCV Administrative Plan, ACOP, and PH Lease. CHA also held three public hearings during the 31-day comment period, on July 8, July 9 and July 15, 2014.

Prior to finalizing these amendments, the CHA gave consideration to comments received during the public comment period.

The Chief Housing Officer, Deputy Chief Housing Officer of Housing Choice Voucher, the Deputy Chief Officer of Asset Management and the Office of the General Counsel have completed all necessary due diligence to support the submission of these amendments and recommend the approval of these items accordingly.

RESOLUTION NO. 2014-CHA-81

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated August 13, 2014 entitled "AUTHORIZATION TO APPROVE AMENDMENTS TO THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN, THE PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP), AND PUBLIC HOUSING LEASE ";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer, or his designee, to approve the amendments to the HCV Administrative Plan, PH Admissions and Occupancy Policy and PH Lease, attached hereto.



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